



PUBLIC NOTICE
WILLIAMSBURG BOARD OF ZONING APPEALS

The Williamsburg Board of Zoning Appeals will hold a public hearing on Tuesday, September 1, 2009, 4:00 P.M. in Conference Room 3A, Third Floor, Williamsburg Municipal Building, 401 Lafayette Street, to consider the following:

BZA #09-004: Request of Williamsburg Redevelopment and Housing Authority for a special exception per Section 21-603(e.1) of the Zoning Ordinance to construct a bus shelter in the street side yard area. The property is located at 613 Scotland Street, Williamsburg Tax Map Number 465-0A-00-004 and is zoned Downtown Residential District RDT.

BZA #09-006: Request of SLN Quarterpath Associates, LLC for a special exception per Section 21-747(2)e1 of the Zoning Ordinance to install 200 square feet of building mounted signage on the Harris Teeter store. The property is located at 1470 Quarterpath Road, Williamsburg Tax Map Number 589-10-00-002, is zoned Economic Development District ED and is in the Corridor Sign District.

BZA #09-007: Request of High Street Retail Phase I, LLC for a special exception per Section 21-603(e.1) of the Zoning Ordinance to construct a bus shelter in the front yard area. The property is located at 1430 High Street, Williamsburg Tax Map Number 373-0C-00-G1 and is zoned Economic Development District ED-2.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=486 at the Planning Department [(757) 220-6130], 401 Lafayette Street, or at the Williamsburg Regional Library during regular working hours. Interested citizens are invited to attend this hearing and present their comments to the Board.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TDD) 220-6108, no later than 12:00 noon, Wednesday, August 26, 2009.

The Board will view the sites as a group beginning at 3:00 p.m. on September 1, 2009 at 1470 Quarter Path Road (BZA #09-006), proceeding to 613 Scotland Street (BZA #09-004) and then concluding at 1430 High Street (BZA #09-007).

Rodney S. Rhodes, CZA
Zoning Administrator



BOARD OF ZONING APPEALS
WILLIAMSBURG PLANNING DEPARTMENT
401 LAFAYETTE STREET
WILLIAMSBURG, VIRGINIA 23185-3617
(757) 220-6130 FAX (757) 259-8050

BZA# 09-004
DATE 7-22-09

Andy Hungerman

OWNER(S): Williamsburg Redevelopment and Housing Authority
ADDRESS: 412 North Boundary Street, Wmbrg, Va. 23185-
PHONE/FAX NUMBER/E-MAIL: 220-3477 & 106 / (757) 869-5905
APPLICANT/REPRESENTATIVE: (Owner)
ADDRESS: Come on aboard
PHONE/FAX NUMBERS/E-MAIL: Come on aboard
LOCATION OF THE REQUEST: 613 Scotland Street

ATTACH PLAT OR DETAILED DRAWING OF PROPERTY SHOWING EXISTING STRUCTURES, PROPOSED STRUCTURES, SET BACK LINES AND ENCROACHMENTS.

THE FOLLOWING REQUEST IS MADE TO THE BOARD OF ZONING APPEALS FOR:

- ☐ AN APPEAL TO AN INTERPRETATION OF THE ZONING ORDINANCE, ZONING MAP, OR AN APPEAL OF AN ADMINISTRATIVE DECISION.

Provide narrative statements describing the nature and purpose of the appeal and specifying the action requested of the Board of Zoning Appeals.

- ☐ A VARIANCE RELATING TO _____

Provide narrative statements demonstrating that the requested variance meets each of the following tests:

1. The property was acquired in good faith.
2. Narrowness, shallowness, topographic conditions, size of the property or shape of the property at the time of the effective date of the Zoning Ordinance or use/development of the property immediately adjacent creates a hardship.
3. The strict application of the terms of the ordinance would effectively prohibit or unreasonably restrict the use of the property.
4. The above described hardship does not result from the actions of the owner(s).
5. The degree of variance requested is the minimum needed to remove the hardship. If not, why is more needed?
6. Granting the variance would not adversely impact adjacent properties.

- ☒ A SPECIAL EXCEPTION FOR bus shelter

Provide narrative statements demonstrating that the requested special exception meets each of the following requirements:

1. It is designed, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property.
2. It does not unreasonably impair an adequate supply of light and air to adjacent property.
3. It does not increase public danger from fire or otherwise unreasonably restrict public safety.
4. It does not impair the established property values in surrounding areas.

Initials _____

BZA # 09-004

I/We, respectfully request that a determination be made by the Board of Zoning Appeals for the above-noted request which is true to the best of my/our knowledge and belief.

Andrew J. Thompson ¹⁷
Signature of Owner(s) Executive Director

7/24/09
Date

Sworn before me this 24 day of July, 2009.

Laurie Spruitt
Notary

5/31/11
My Commission Expires

FOR OFFICE USE ONLY

TAX MAP NUMBER: 465-0A-00-004 ZONING: RDT

DATE OF PUBLIC HEARING: 9/1/09 NOTICES MAILED: _____
(SEE ATTACHED SHEET FOR PERSONS NOTIFIED)

DECISION:

THE DECISION OF THE BOARD OF ZONING APPEALS MAY BE APPEALED TO THE CIRCUIT COURT WITHIN 30 DAYS AFTER THE FINAL DECISION OF THE BOARD.

ZONING ADMINISTRATOR
Rodney S. Rhodes

DATE

March, 2007

[FORMS\BZA APPLICATION FORM]

Williamsburg Redevelopment and Housing Authority

412 North Boundary Street Williamsburg, Virginia 23187
Post Office Box 411 TDD Number 1-800-828-1140

Telephone (757) 220-3477
Fax (757) 221-0528

July 24, 2009

Rodney Rhodes, Zoning Administrator
401 Lafayette Street
Williamsburg, Virginia 23185-3617

RE: Special Exception Request for a Bus Shelter at 603 Armistead Avenue

Dear Mr. Rhodes:

I am requesting a special exception for a bus shelter at the Williamsburg Area Transit bus stop on Armistead Avenue on Williamsburg Housing Authority property to provide protection to individuals including those who live at the elderly housing project on the property from the elements during inclement weather. The bus shelter will be located at the property line along Armistead Avenue as shown on the enclosed drawing. The City's Architectural Review Board approved the application at their July 14th meeting and the bus shelter will match others installed in the area.

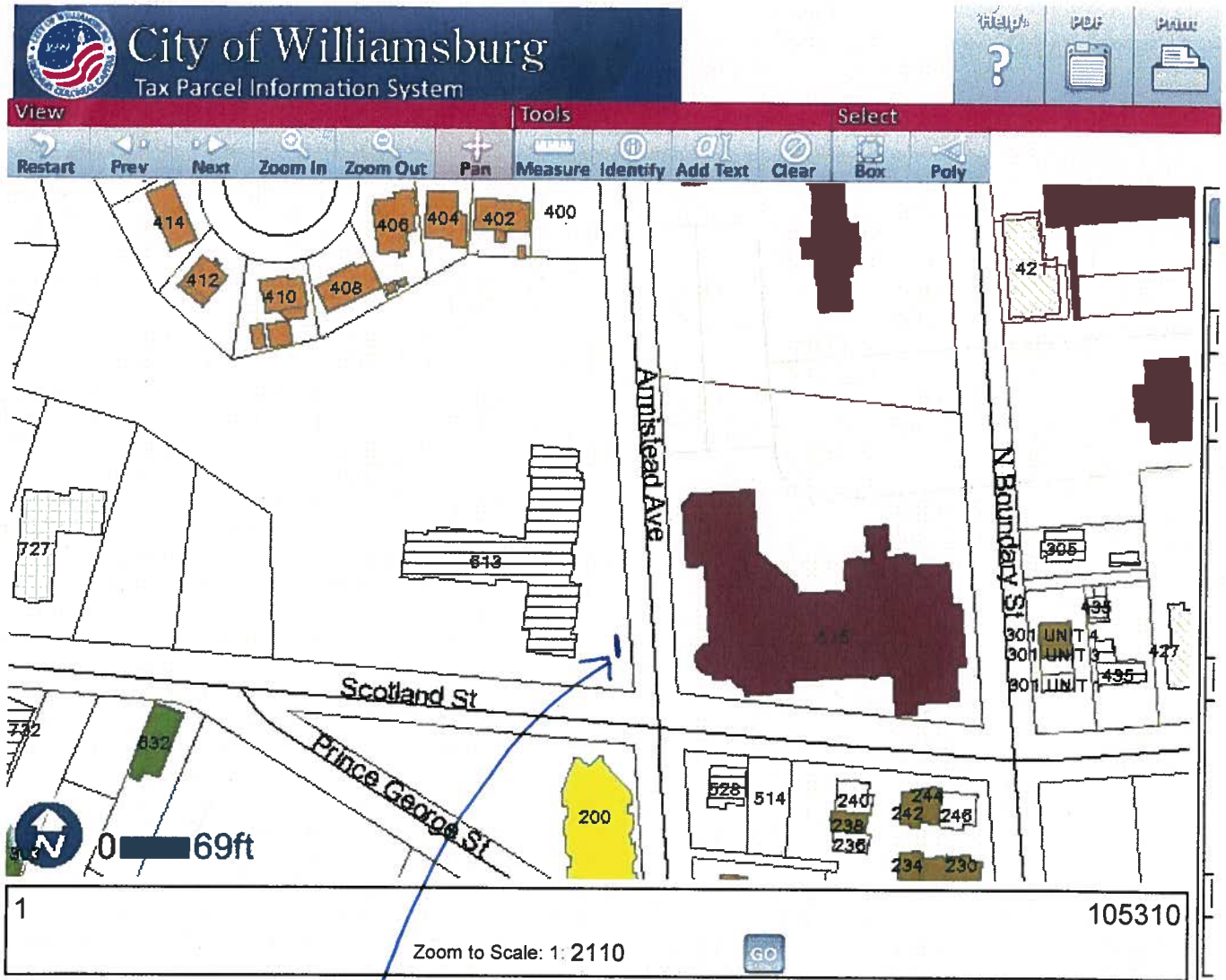
I have reviewed the requirements for granting a special exception and the proposed bus shelter is not designed, constructed and operated to affect the health, safety, and welfare of occupants of the adjoining and surrounding properties. It will provide a safe place for individuals from the Library, elderly housing project, Triangle Building businesses and others in the area to wait for the next available bus. It will not unreasonably impair light and air to adjacent property and it will not increase public danger from fire or otherwise restrict public safety. Since the Housing Authority is allowing the bus shelter to be installed on its property it does not think that the installation of a bus shelter will impair property values in the surrounding area.

I hope that the Board of Zoning Appeals agrees with my determination that a bus shelter at this location will provide needed shelter to individuals who ride the bus and grant the special exception request.

Thanks for your consideration.

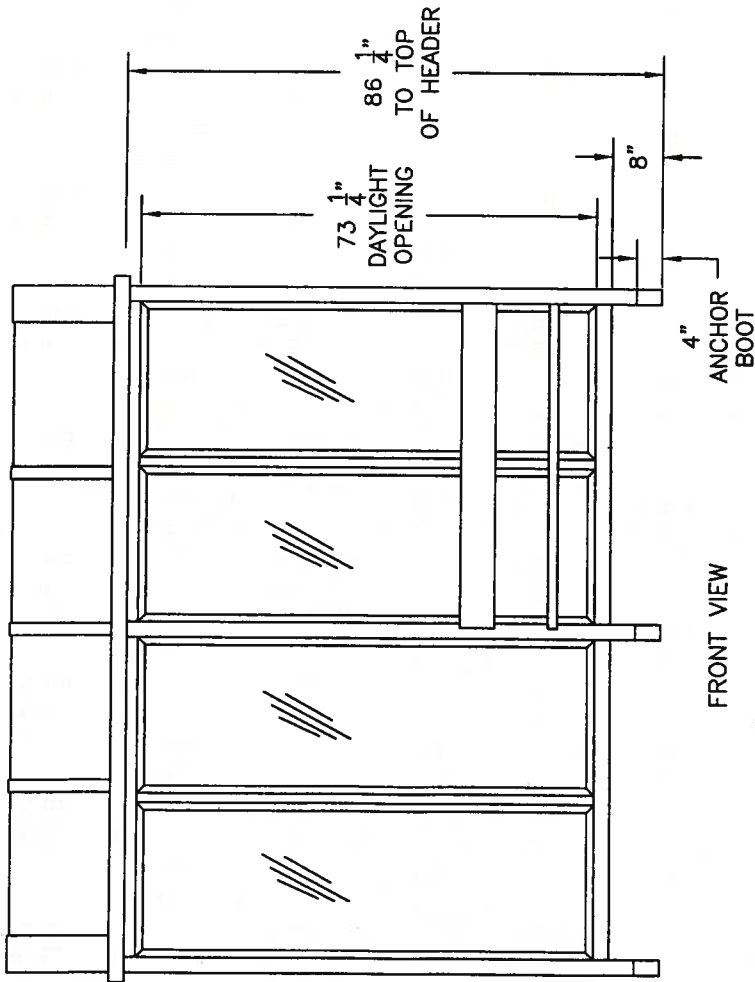
Sincerely,


Andrew Hungerman
Director of the Williamsburg Housing Authority

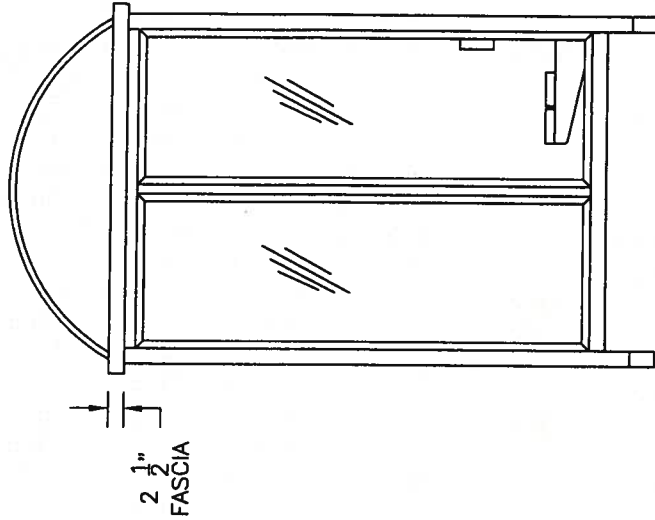


Bus Shelter
location

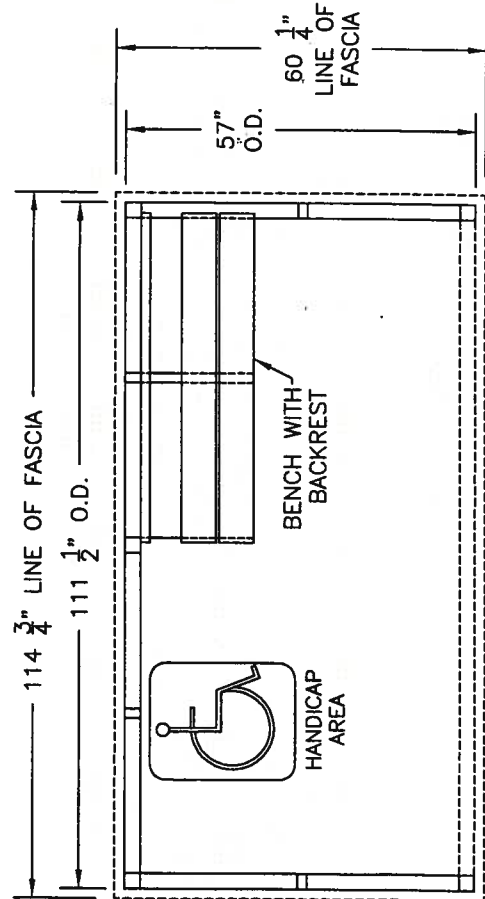




FRONT VIEW



SIDE VIEW



FLOOR PLAN

SPECIFICATIONS:
 BRONZE ANODIZED ALUMINUM STRUCTURE
 1/4" CLEAR TEMPERED SAFETY GLASS
 BRONZE TWINWALL BARREL VAULT ROOF WITH FASCIA/GUTTER SYSTE
 PARTIAL LENGTH ALUMINUM WALL MOUNTED BENCH WITH BACKREST

BRASCO INTERNATIONAL, INC.

1000 MT. ELLIOTT
 DETROIT, MICHIGAN 48207
 1-800-893-3665 WWW.BRASCO.COM

CUSTOMER

PROJECT

MODEL SS510-2LS

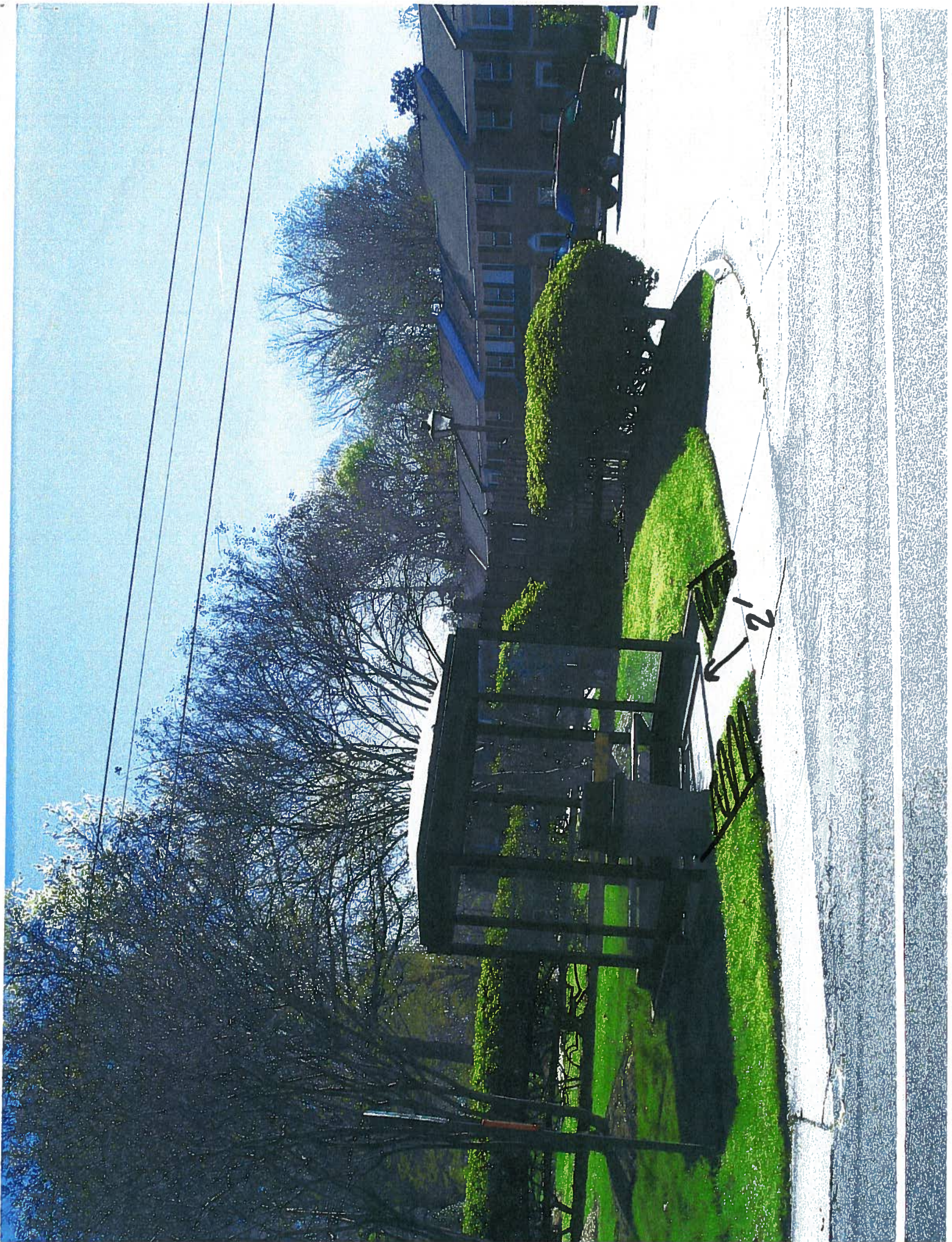
DRAWN BY DATE SHEET

APPROVED BY DATE

SCALE NONE REV.

THIS DRAWING IS PROPRIETARY AND IS FOR THE SOLE USE OF
 OUR CUSTOMERS AND MAY NOT BE REPRODUCED OR COPIED
 WITHOUT WRITTEN PERMISSION FROM BRASCO INTERNATIONAL







BOARD OF ZONING APPEALS
WILLIAMSBURG PLANNING DEPARTMENT
401 LAFAYETTE STREET
WILLIAMSBURG, VIRGINIA 23185-3617
(757) 220-6130 FAX (757) 259-8050

BZA# 09 006
DATE 8/6/09

OWNER(S): S L N QUARTERPATH ASSOCIATES, L.L.C.
C/O JAMES M. GRESACK SVP, S.L. HUSBAND REALTY CO, MANAGER
ADDRESS: 9211 FOREST HILL AVE SUITE 110, RICHMOND VA 23235
PHONE/FAX NUMBER/E-MAIL: 804-320-7600/804-330-8924/jgresack@slhusbaum.com
APPLICANT/REPRESENTATIVE: Kia Johnson / Casco Signs, Inc.
ADDRESS: P.O. Box 1349 Concord, NC 28026
PHONE/FAX NUMBERS/E-MAIL: 704-788-9055 / 704-785-8471 / Kjohnson@casco signs.com
LOCATION OF THE REQUEST: HARRIS-TEETER #320 QUARTERPATH S.C.
1470 QUARTERPATH ROAD
ATTACH PLAT OR DETAILED DRAWING OF PROPERTY SHOWING EXISTING STRUCTURES, PROPOSED STRUCTURES, SET BACK LINES AND ENCROACHMENTS.

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- ☐ [] AN APPEAL TO AN INTERPRETATION OF THE ZONING ORDINANCE, ZONING MAP, OR AN APPEAL OF AN ADMINISTRATIVE DECISION.

Provide narrative statements describing the nature and purpose of the appeal and specifying the action requested of the Board of Zoning Appeals.

- ☐ [] A VARIANCE RELATING TO _____

Provide narrative statements demonstrating that the requested variance meets each of the following tests:

1. The property was acquired in good faith.
2. Narrowness, shallowness, topographic conditions, size of the property or shape of the property at the time of the effective date of the Zoning Ordinance or use/development of the property immediately adjacent creates a hardship.
3. The strict application of the terms of the ordinance would effectively prohibit or unreasonably restrict the use of the property.
4. The above described hardship does not result from the actions of the owner(s).
5. The degree of variance requested is the minimum needed to remove the hardship. If not, why is more needed?
6. Granting the variance would not adversely impact adjacent properties.

- ☒ [X] A SPECIAL EXCEPTION FOR allowance of additional 100 SF of signs per
Chapter 21, Article 6, Section 21-747(C)(E) of the Williamsburg Code.
Provide narrative statements demonstrating that the requested special exception meets each of the following requirements:

1. It is designed, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property.
2. It does not unreasonably impair an adequate supply of light and air to adjacent property.
3. It does not increase public danger from fire or otherwise unreasonably restrict public safety.
4. It does not impair the established property values in surrounding areas.

Initials

JMS KJ

BZA # 09-006

I/We, respectfully request that a determination be made by the Board of Zoning Appeals for the above-noted request which is true to the best of my/our knowledge and belief.

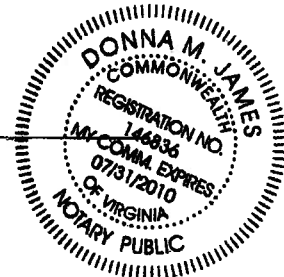
James M. Good SVP
Signature of Owner(s)

8/3/09
Date

Sworn before me this 3rd day of August, 2009.

Donna M. James
Notary

My Commission Expires _____



FOR OFFICE USE ONLY

TAX MAP NUMBER: 589-10-00-002 ZONING: ED

DATE OF PUBLIC HEARING: 9/1/2009 NOTICES MAILED: _____
(SEE ATTACHED SHEET FOR PERSONS NOTIFIED)

DECISION:

THE DECISION OF THE BOARD OF ZONING APPEALS MAY BE APPEALED TO THE CIRCUIT COURT WITHIN 30 DAYS AFTER THE FINAL DECISION OF THE BOARD.

ZONING ADMINISTRATOR
Rodney S. Rhodes

DATE

March, 2007

[FORMS\BZA APPLICATION FORM]

Special Exception Narrative

Provisions for an additional 100 square feet of signage were made at the original meeting regarding signs at this store when the signage allowance was increased to 100 SF, pending approval from the ARB. The ARB approved this additional signage on July 28, 2009.

1. All signs included in the proposed sign package for Harris Teeter are designed, constructed, and operated to adequately safeguard the health, safety, and welfare of the occupants of the adjoining and surrounding property. With a well-known and trusted brand such as Harris Teeter, the adjoining and surrounding retail establishments will benefit by its presence in the area. Retail sales in this area will increase with Harris Teeter's presence, and in order to effectively do this, additional signage is necessary to advertise Harris Teeter as a part of this shopping area.
2. Additional signs at Harris Teeter will not in any way impair an adequate supply of light or air to the adjacent properties. The signs are mounted on the wall, away from any light or air sources, and therefore will not impair light or air to adjacent properties.
3. All signs constructed by Casco Signs, Inc. for Harris Teeter are UL listed and approved and are built to specifications that prevent public danger from fire, electrical or otherwise, and will be mounted to the wall securely as not to unreasonably restrict public safety.
4. Allowing Harris Teeter to have an additional 100 SF of signs (200 SF total) will not impair the established property values of the surrounding area. Contrarily, an upscale grocery store such as Harris Teeter will add to the value of the surrounding areas as well as add to the local economy of Williamsburg by providing a safe shopping area, employment for local residents, and convenience to those that live within the surrounding areas, thus helping to increase property values. The key to this is allowing Harris Teeter additional signage to advertise their presence, thus increasing property values as stated above.

Harris Teeter

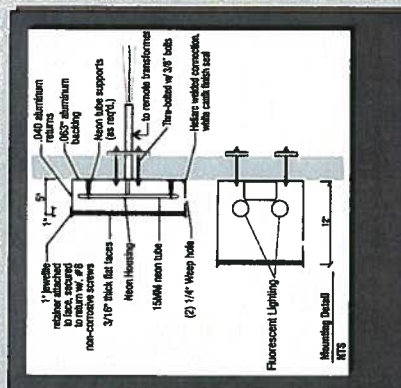
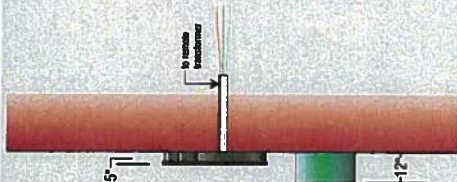
Food Market And Pharmacy

Food Market And Pharmacy

(1) Set 39" Lighted Letters w/ 23" Tagline Cabinet
Scale: 1/4" = 1'-0"

Harris Teeter® 39" x 28-4" = 85.58 Sq. Ft.
Tag-line Cabinet 23" x 20-6" = 39.29 Sq. Ft.

End View



Letter Specifications

Faces.....3/16" 7328 White acrylic

1" Dk. Bronze Jewelleite

Returns.....040 Alum., 5" deep finished Dk. Bronze

Illumination... 15mm, EGL Designer white neon



Cabinet Specifications

Face 3M White Panaflex w/ trans. green applied flat to face
w/ reverse weeded copy

Cabinet063 Alum., w/ 1½" retainers; 12" deep finished green
illumination... Fluorescent lamps

Fluorescent lamps

Letters & Cabinet are mounted flush onto fascia.

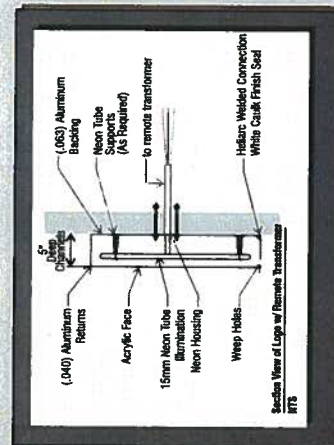
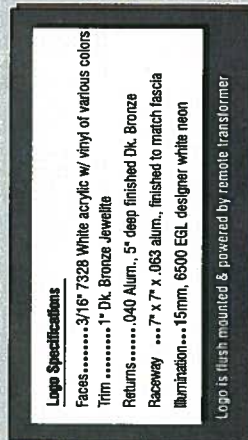
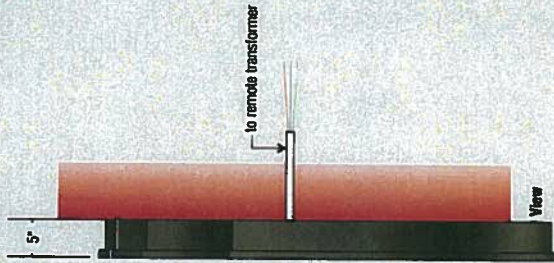
Drawing # 08-2634		Sales DM	Customer Harris Teeter #320	Customer Approval:		Page 1 of 4
Date 11/16/07	Designer G. Peters	Location Quarter Path Crossing Williamsburg, VA	_____ _____ _____			
Revised 04/01/08 01/23/09		All components and installations are approved and listed by: 				
This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.						
Customer's signature: _____						

For Placement of Letters on Building
see page 4 of 4



(1) 5'x Classed-Face Logo
Scale: 3/4" = 1'-0"

Logo 4'-10" x 6'-0" = 29 Sq. Ft.



Drawing # 08-2634	Sales DM	Customer Harris Teeter #320	Customer Approval:
Date 11/16/07	Designer G. Peters	Location Quarter Path Crossing Williamsburg, VA	All components and installations are approved and listed by:
Revised 04/01/08	01/23/09	07/22/09	

This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

Customer's signature: _____



For Placement of Letters on Building
see page 4 of 4

11'-8"

Pharmacy

(1) Set 18" Raceway Letters
Scale: 3/4" = 1'-0"

1'-6" x 11'-8" = 17.5 Sq. Ft.

12'-3"

Open 24 Hrs

(1) Set 18" Raceway Letters
Scale: 3/4" = 1'-0"

1'-6" x 12'-3" = 18.375 Sq. Ft.

3'-0" Dia.



(1) 36" Dia. Internally Illuminated Wall Sign
Scale: 3/4" = 1'-0"

3'-0" x 3'-0" = 9 Sq. Ft.

5"



End View

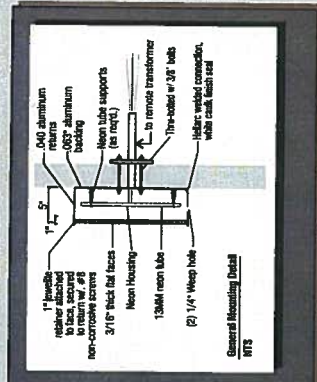
STARBUCKS cabinet to be built by others
and shipped to Casco for installation



Harris Teeter
Food Market And Pharmacy
Williamsburg, VA HT #320

7323 White acrylic - letter faces

Dk. Bronze - letter returns & trim cap



Letter Specifications


Faces.....3/16" 7323 White acrylic


Trim1" Dk. Bronze Jewelle

Returns......040 Alum., 5' deep finished Dk. Bronze

Illumination...13mm, EGL Designer white neon powered by remote transformer

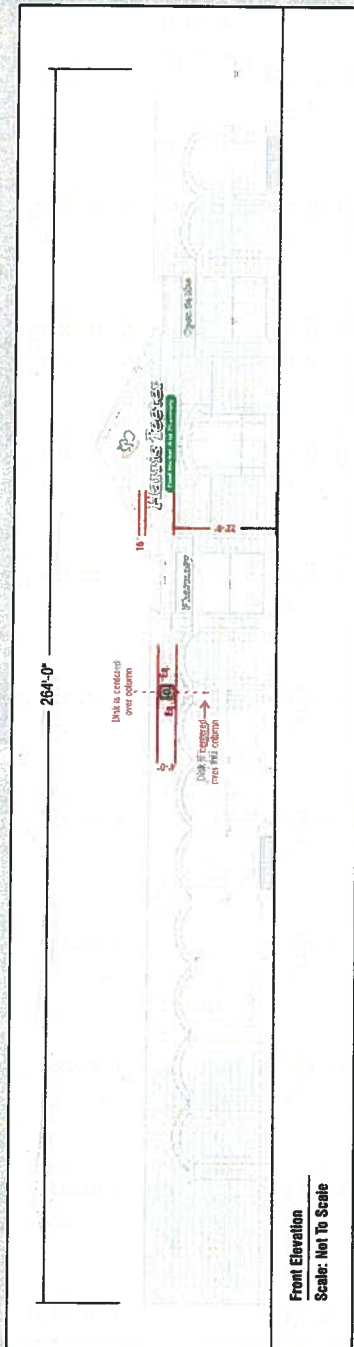
Letters mounted flush onto fascia.

Drawing # 08-2634		Sales DM	Customer Harris Teeter #320	Customer Approval: _____
Date 11/16/07	Designer G. Peters	Location Quarter Path Crossing Williamsburg, VA	 <p>Page 3 of 4</p>	
Revised 04/01/08	01/23/08			



All components and installations are approved and listed by: 

This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

Customer's signature: _____



"Harris Teeter"	= 85.58 Sq. Ft.
Tag-line Cabinet	= 39.29 Sq. Ft.
Logo	= 29 Sq. Ft.
"Pharmacy"	= 17.5 Sq. Ft.
"Open 24 Hrs"	= 18.38 Sq. Ft.
"Starbucks"	= 9 Sq. Ft.
198.75 Total Sq. Ft.	

Drawing # 08-2634	Sales DM	Customer Harris Teeter #320	Customer Approval:
Date 11/16/07	Designer G. Peters	Location Quarter Path Crossing Williamsburg, VA	
Revised 04/01/08 01/23/09			
All components and installations are approved and listed by: 			
This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law. Customer's signature:			



BOARD OF ZONING APPEALS
WILLIAMSBURG PLANNING DEPARTMENT
401 LAFAYETTE STREET
WILLIAMSBURG, VIRGINIA 23185-3617
(757) 220-6130 FAX (757) 259-8050

BZA# 09-007
DATE 8/12/09

OWNER(S): High Street Retail Phase I, LLC
ADDRESS: 450 Court Street
PHONE/FAX NUMBER/E-MAIL: 967-9500(B) 617-8249(C)
APPLICANT/REPRESENTATIVE: _____
ADDRESS: _____
PHONE/FAX NUMBERS/E-MAIL: _____
LOCATION OF THE REQUEST: 1430 High Street

ATTACH PLAT OR DETAILED DRAWING OF PROPERTY SHOWING EXISTING STRUCTURES, PROPOSED STRUCTURES, SET BACK LINES AND ENCROACHMENTS.

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- ☒ A SPECIAL EXCEPTION FOR Accessory Bldg - Bus Shelter

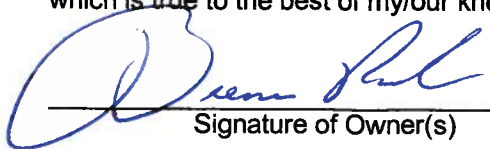
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2. It does not unreasonably impair an adequate supply of light and air to adjacent property.
3. It does not increase public danger from fire or otherwise unreasonably restrict public safety.
4. It does not impair the established property values in surrounding areas.

Initials _____

BZA # 09-007

I/We, respectfully request that a determination be made by the Board of Zoning Appeals for the above-noted request which is true to the best of my/our knowledge and belief.

 Brennan Rous
Signature of Owner(s) High Street LLC

8/10/09
Date

Sworn before me this 16th day of August, 2009.


Notary

August 31, 2013
My Commission Expires

FOR OFFICE USE ONLY

TAX MAP NUMBER: 373-06-0061 ZONING: ED-2

DATE OF PUBLIC HEARING: 9/1/09 NOTICES MAILED: _____
(SEE ATTACHED SHEET FOR PERSONS NOTIFIED)

DECISION:

THE DECISION OF THE BOARD OF ZONING APPEALS MAY BE APPEALED TO THE CIRCUIT COURT WITHIN 30 DAYS AFTER THE FINAL DECISION OF THE BOARD.

ZONING ADMINISTRATOR
Rodney S. Rhodes

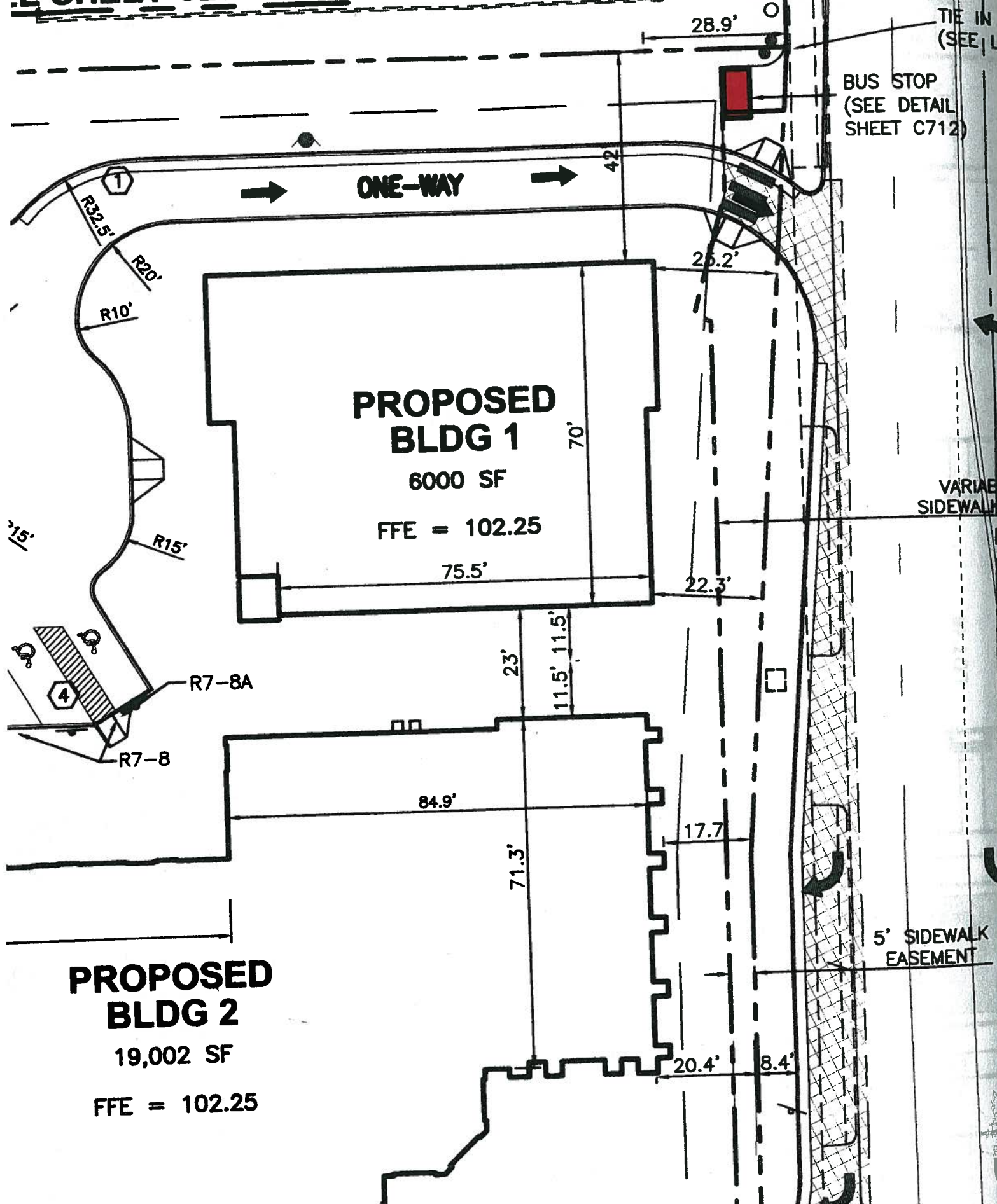
DATE

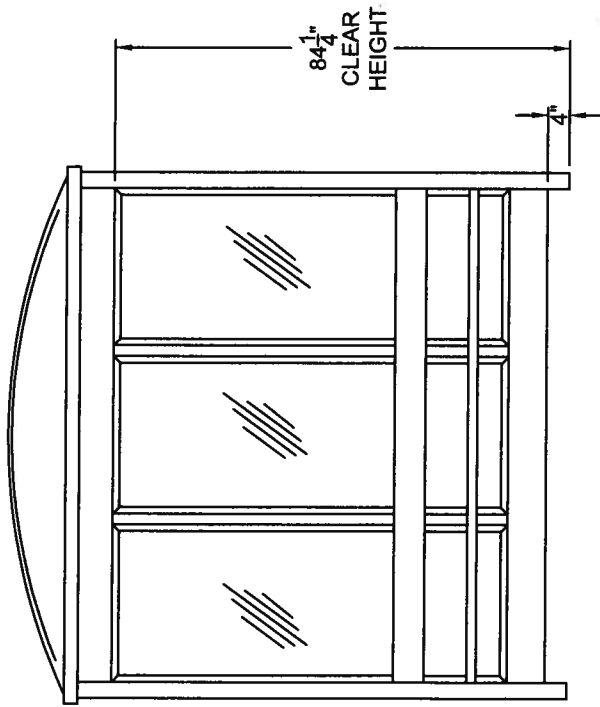
March, 2007

[FORMS\BZA APPLICATION FORM]

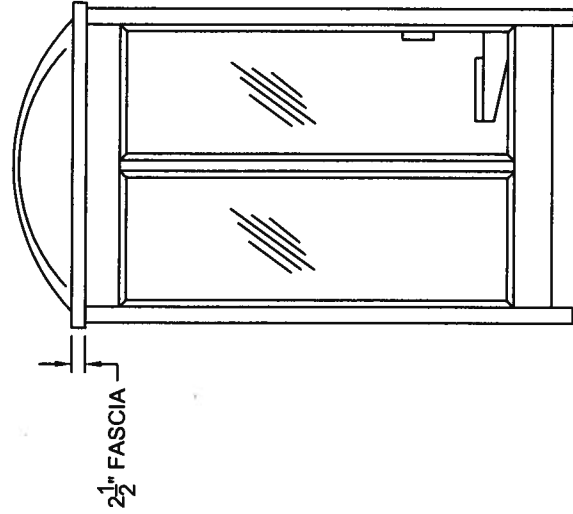
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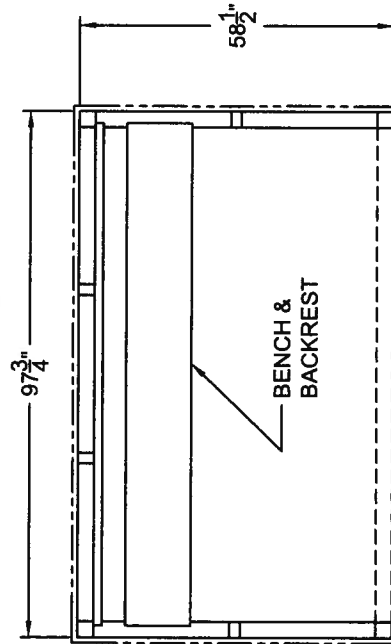




FRONT VIEW

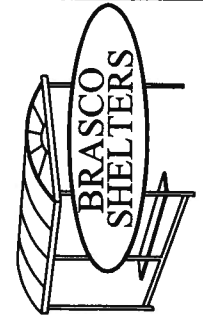


SIDE VIEW



PLAN VIEW

SPECIFICATIONS:
 DARK BRONZE ANODIZED ALUMINUM STRUCTURE
 1/4" CLEAR TEMPERED GLASS
 1/4" WHITE ACRYLIC DOME ROOF WITH FASCIA GUTTER SYSTEM
 FULL LENGTH CEDAR HDPE BENCH & BACKREST



BRASCO INTERNATIONAL, INC.
 1000 MT. ELLIOTT
 DETROIT, MICHIGAN 48207
 1-800-893-3665 WWW.BRASCO.COM

THIS DRAWING IS PROPRIETARY AND IS FOR THE SOLE USE OF
 OUR CUSTOMERS AND MAY NOT BE REPRODUCED OR COPIED
 WITHOUT WRITTEN PERMISSION FROM BRASCO INTERNATIONAL.

CUSTOMER: **ROSELAND PROPERTY GROUP**

DESIGNER: **SJT**

PROJECT: **TRANSIT SHELTER**

DATE: **8-4-09**

MODEL: **EXECUTIVE SERIES - EX508**

JOB #

SHEET: **1**